

**MINUTES
BOARD OF APPEALS
Monday, November 20, 2017
City Hall, Room 604
5:30 p.m.**

*****For more detailed information regarding the meeting, please refer to the audio recording on our website at <http://greenbaywi.gov/event/board-of-appeals-meeting-43/> and follow the time stamp listed on each item.***

MEMBERS PRESENT: Don Carlson–Chair, Greg Babcock – Vice-Chair, Thomas Hoy and Noel Halvorsen (arrived at 5:32 p.m.)

MEMBERS EXCUSED: Tommy Everman

OTHERS PRESENT: Paul Neumeyer, Gary Corsten, Florentino Medina, Scott Krause, Joel Ehrfurth and Steve Klessig

D. Carlson called the meeting to order and asked if anyone had gone out to any of the properties. G. Babcock stated he went to the properties for Items #1 and #3. T. Hoy stated he went to the properties for Items #1-3 and had previously been out to the property for Item #4. D. Carlson did not go to any of the properties. He then asked if any Members had spoken to anyone regarding the variance requests. All stated no. He then asked if anyone needed to abstain from voting. All stated no.

APPROVAL OF MINUTES:

Approval of the October 16, 2017, minutes of the Board of Appeals. (0:00:44)

A motion was made by G. Babcock and seconded by T. Hoy to approve the minutes from the October 16, 2017, meeting of the Board of Appeals. Motion carried. (3-0)

OLD BUSINESS:

NEW BUSINESS:

1. Gary T. Corsten, property owner, proposes to extend an existing parking area in a Low Density Residential (R1) District at 412-414 North Maple Avenue. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1705 maximum width along an alley, Section 13-609 Impervious coverage and Section 13-1719, number of required parking spaces. (Ald. R. Scannell, District 7) (0:01:01)

Gary Corsten – 2495 Vagabond Street: G. Corsten presented his variance request to Board members to extend an existing parking lot and explained the reasons for the request.

A conversation ensued between Board members. There were no issues with the request.

A motion was made by G. Babcock and seconded by N. Halvorsen to grant the variance as requested. Motion carried. (4-0)

2. Florentine Medina, proposes to expand an existing driveway in a Low Density Residential (R1) District at 138 Blithe Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-1705, maximum driveway width and Section 13-1709(b) (1), 2.5 ft. side yard setback. (Ald. J. Vander Leest, District 11) (0:20:03)

Florentino Medina – 138 Blithe Street: F. Medina presented to Board members his variance request to expand his driveway and explained his reason for the request.

A conversation ensued between Board members. There were no issues with the request.

A motion was made by T. Hoy and seconded by G. Babcock to grant the variance as requested. Motion carried. (4-0)

3. Scott Krause, property owner, proposes to build a detached accessory structure in a Low Density Residential (R1) District at 1123 Crooks Street. The applicant requests to deviate from the following requirement in Chapter 13, Green Bay Zoning Code, Section 13-615, Table 6-4 front and side yard setback. (Ald. R. Scannell, District 7) (0:23:28)

Scott Krause – 1123 Crooks Street: S. Krause presented his variance request for a detached garage and front and side yard setbacks and explained the reasons for his request.

A conversation ensued between Board members and P. Neumeyer regarding the request. There were no issues with the request.

A motion was made by N. Halverson and seconded by T. Hoy to grant the variance as requested and to include a second detached accessory structure over 150 sq. ft. Motion carried. (4-0)

4. Joel Ehrfurth, Mach IV Engineering & Land Surveying, LLC, on behalf of Daniel Schmidt, property owner, requests an extension to a previously approved variance to construct a private pool and decorative rock walls in a Low Density Residential (R1) District at 3065 Sitka Street. The applicant requests to deviate from the following requirements in Chapter 13, Green Bay Zoning Code, Section 13-613(c), general requirements and Section 13-615, Table 6-4, rear yard setback. (Ald. T. De Wane, District 2) (0:31:36)

Joel Ehrfurth – Mach IV Engineering and Steve Klessig – Keller Inc.: They presented to Board members the variance request. They currently have a variance request that expires in January 2018, and they are asking for a one year extension. They informed Board members the reasons for the extension and went into detail regarding the previous variances. An update was given regarding the construction project.

A conversation ensued between Board members and P. Neumeyer regarding the request. There were no issues with the request.

A motion was made by T. Hoy and seconded by N. Halvorsen to grant the variance as requested. Motion carried. (4-0)

A motion was made by N. Halvorsen and seconded by G. Babcock to adjourn the meeting. Motion carried. (4-0)

Meeting adjourned at 6:05 p.m.